

April 26, 2007

Doug Rankin,
Planning Manager
City of Las Vegas
Planning Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Parcel Map PMP-17750 Rear Yard Setback Request

Dear Doug:

To meet the growing electrical demands of the Las Vegas Valley, Nevada Power Company (NPC) has entered into escrow with the RMH Trust to purchase the excess vacant land south of the Hush Puppy Restaurant for the construction of a new electrical substation. In order to create a legal separate parcel, a Parcel Map has been submitted to the City of Las Vegas for review and approval. The Hush Puppy Restaurant will be on Parcel One (1) and the proposed NPC substation will be on Parcel Two (2) of the aforesaid Parcel Map.

The rear building on Parcel One (1), which is not the principal structure, is set back approximately 10' from the new rear lot line. The parcel dimensions as set out allow for the placement of the proposed substation while visually enhancing both parcels with the installation of landscaping between the two parcels. On behalf of the RMH Trust, NPC is respectfully requesting a variance for the 20' rear yard setback as set forth in 19.08.050, Table 1.

Should you have any questions regarding this matter, please feel free to call me at 227-2421. Your consideration of this matter is greatly appreciated.

Sincerely,



Michelle Baltz, SR/WA
Sr. Land Use Consultant

VAR-21632
05/24/07 PC